

Mayor Patrick L. McCrory

Nancy G. Carter  
Harold Cogdell, Jr.  
Malcolm Graham  
Don Lochman  
James E. Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon

Patrick Mumford  
Sara S. Spencer  
John Tabor  
Lynn Wheeler  
Joe White

**CITY COUNCIL ZONING AGENDA**  
**Monday, May 19, 2003**

**5:00PM – Council/Manager Dinner**  
**Meeting Chamber Conference Room**

**Dinner Meeting**  
**Air Quality Nonattainment Area Boundary**  
**Jim Humphrey and David McDonald, CDOT**  
Attachment No. 1

**Rezoning Update: May, June, and**  
**July Public Hearings**  
**Martin R. Cramton, Jr., Planning Director**  
Attachment No. 2

**6:00PM – Zoning Decisions/Hearings**  
**Meeting Chamber**

**COUNCIL ACTIONS**

3. Approve a resolution calling for a Joint Public Hearing to be held by the City Council and the Mecklenburg Historic Landmarks Commission on Monday, June 16, 2003 at 6:00 P.M. in the Meeting Chamber of the Charlotte Mecklenburg Government Center regarding the question of designating the property known as the “**Calvin Neal House**” as an Historic Landmark.

Attachment No. 3

4. Approve a resolution calling for a Joint Public Hearing to be held by the City Council and the Mecklenburg Historic Landmarks Commission on Monday, June 16, 2003 at 6:00 P.M. in the Meeting Chamber of the Charlotte Mecklenburg Government Center regarding the question of designating the property known as the “**Bryant Park**” as an Historic Landmark.

Attachment No. 4

5. Approve a resolution calling for a Joint Public Hearing to be held by the City Council and the Mecklenburg Historic Landmarks Commission on Monday, June 16, 2003 at 6:00 P.M. in the Meeting Chamber of the Charlotte Mecklenburg Government Center

regarding the question of designating the property known as the **Elmwood /Pinewood Cemetery**” as an Historic Landmark.

Attachment No. 5

## DECISIONS

6. **Petition No. 2002-143 (decision) by The Boulevard 2000, LLC** for a change in zoning for approximately 1.2 acres located at the northwest corner of Selwyn Avenue and Hassell Place from O-2 and R-5 to UR-2(CD).

**No action was taken on this case on April 21, 2003 City Council meeting.**

Attachment No. 6

7. **Petition No. 2003-16 (decision) by Vincent James** for a change in zoning for approximately 8.22 acres located on the north side of Sofley Road between Sugar Creek Road and Northhaven Drive from R-4 to R-8MF.

The Zoning Committee voted 7-0 to **DEFER** the petition for two months to allow the petition to be converted to a conditional rezoning request, which requires a new public hearing.

Attachment No. 7

8. **Petition No. 2003-20 (decision) by JDH Capital** for a change in zoning for approximately 19.6 acres located on the southwest corner of Mr. Holly-Huntersville Road and Beatties Ford Road from R-12MF(CD) and B-2(CD) to B-1(CD).

At the petitioner’s request, the Zoning Committee voted to **DEFER** this request for one month to allow the petitioner to work on transportation issues and other staff concerns.

Attachment No. 8

9. **Petition No. 2003-22 (decision) by Crossman Communities Inc** for a change in zoning for approximately 24.2 acres located on the east side of Perkins Road, south of Gibbon Road from R-3 and INST(CD) to R-4(CD).

**A protest petition was filed and is sufficient to invoke the ¾ majority-voting rule.**

The Zoning Committee voted to **DEFER** this petition to allow the petitioner to meet with representatives of the Ribbonwalk organization.

Attachment No. 9

10. **Petition No. 2003-24 (decision) by Carolina Centers LLC** for a change in zoning for approximately 1,828 acres located on the east and west sides of Shopton Road West, north of Woody Point Road and the north and south sides of Island Point Road and Girl Scout Road from R-5, R-12PUD, B-1 S.C.D. and B-1(CD) (LLW/CA, LLW/PA) to MX-1 Innovative (LLW/CA, LLW/PA).

The Zoning Committee voted to recommend **APPROVAL** of this petition, based upon the following condition:

- A reservation of approximately 20 acres adjoining Winget Park also involving a school/parks land swap has not been finalized. A letter of intent formalizing this arrangement needs to be completed prior to final approval of this petition.

Attachment No. 10

- 11. Petition No. 2003-25 (decision) by Florence Puckett and Community Christian Church of Charlotte** for a change in zoning for approximately 16.4 acres located on the south side of Ridge Road, east of Creek Breeze Road from R-3 to R-4(CD).

The Zoning Committed voted unanimously by a vote of 7-0 to recommend **APPROVAL** of the petition.

Attachment No. 11

- 12. Petition No. 2003-28 (decision) by Charlotte-Mecklenburg Planning Commission** for adoption of a text amendment to the City of Charlotte Zoning Ordinance to Chapter 1: Purpose and Applicability, Section 1.104 Zoning Maps to recognize that the Planning Commission's digital zoning database of the Geographical Information System (GIS) along with the series of Zoning Maps shall be designated, established, and incorporated as a part of the official Zoning Ordinance.

The Zoning Committee unanimously voted to recommend **APPROVAL** of this petition.

Attachment No. 12

- 13. Petition No. 2003-32 (decision) by JDH Development** for a change in zoning for approximately 0.656 acres located on the northwest corner of Central Avenue and Hawthorne Lane from I-2 to MUDD-O.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Attachment No. 13

- 14. Petition No. 2003-33 (decision) by The Mulvaney Group LTD** for a change in zoning for approximately 17.5 acres located on the northwest corner of Harrisburg Road and Starnes Randall Road from R-3 and MX-2 to NS.

The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Attachment No. 14

## HEARINGS

15. (A) Hearing to consider designation of the property known as the “**Armature Winding Company Complex**” listed under Tax Parcel Number 07324218 as of March 15, 2003 in Mecklenburg County Tax Office and including the interiors and the exteriors of the buildings and the parcel of land located within the boundaries of such tax parcel located at 1001 West First Street in Charlotte, North Carolina as a historic landmark.
- (B) Adopt an ordinance designating the “**Armature Winding Company Complex**” as a historic landmark.

Attachment No. 15

16. (A) Hearing to consider designation of the property known as the “**Grand Theater**” listed under Tax Parcel Number 069-011-16 as of March 15, 2003 in Mecklenburg County Tax Office and including the exterior of the building and the parcel of land located within the boundaries of such tax parcel located at 333 Beatties Ford Road in Charlotte, North Carolina as a historic landmark.
- (B) Adopt an ordinance designating the “**Grand Theater**” as a historic landmark.

Attachment No. 16

17. (A) Hearing to consider designation of the property known as the “**Newcombe - McElwee House**” listed under Tax Parcel Number 09505534 as of March 15, 2003 in Mecklenburg County Tax Office and including the interior and the exterior of the house and the parcel of land located within the boundaries of such tax parcel located at 2817 Belvedere Avenue in Charlotte, North Carolina as a historic landmark.
- (B) Adopt an ordinance designating the “**Newcombe -McElwee House**” as a historic landmark.

Attachment No. 17

18. (A) Hearing to consider designation of the property known as the “**Parks Hutchison School**” listed under Tax Parcel Number 07901729 as of March 15, 2003 in Mecklenburg County Tax Office and including the interiors and the exteriors of the school building and the parcel of land located within the boundaries of such tax parcel located at 1400 North Graham Street in Charlotte, North Carolina as a historic landmark.
- (B) Adopt an ordinance designating the “**Parks Hutchison School**” as a historic landmark.

Attachment No. 18

19. (A) Hearing to consider designation of the property known as the “**White Oak Plantation Property**” listed under the Tax Parcel Number 10808122 as of March 15, 2003 in Mecklenburg County Tax Office and including the parcel of land located within

the boundaries of such tax parcel located at 7729 Hood Road in Charlotte, North Carolina as a historic landmark.

(B) Adopt an ordinance designating the “**White Oak Plantation Property**” as a historic landmark.

Attachment No. 19

- 20. Petition No. 2002-91 (hearing).** Change in zoning from R-5 and UR-3(CD) to UR-3(CD) and UR-3(CD) S.P.A. for approximately 0.52 acres located between Davidson Street and Warp Street, east of Herrin Avenue. **Petitioner: Gateway Homes, LLC**

Attachment No. 20

- 21. Petition No. 2003-01 (hearing).** Change in zoning from I-2 to MUDD(CD) for approximately 1.03 acres located on the east side of South Tryon Street, north of West Park Avenue. **Petitioner: The Boulevard 2000, LLC**

Attachment No. 21

- 22. Petition No. 2003-21 (hearing).** Change in zoning from R-3 to R-5(CD) for approximately 88 acres located on the south side of Camp Stewart Road and west of Rocky River Church Road. **Petitioner: Larkhaven, Inc.**

Attachment No. 22

- 23. Petition No. 2003-31 (hearing).** Change in zoning from R-3 to R-4 for approximately 39.4 acres located on the east side of Westinghouse Boulevard and south of Shopton Road West. **Petitioner: Steele Creek Association, LLC**

Attachment No. 23

- 24. Petition No. 2003-35 (hearing).** Change in zoning from R-5 and I-1 to UR-2(CD) for approximately 1.52 acres located on the north side of Litaker Street, between South Summit Avenue and Interstate 77. **Petitioner: Wesley Heights Community Association, Inc.**

Attachment No. 24

- 25. Petition No. 2003-38 (hearing).** Change in zoning from B-1 S.C.D. to MUDD-O for approximately 14.2 acres located on the north side of Central Avenue, west of Wilora Lake Road. **Petitioner: The Cameron Group, LLC**

**The petitioner has requested a one -month deferral to continue to work on site plan issues.**

Attachment No. 25

- 26. Petition No. 2003-39 (hearing).** Change in zoning from R-3 and R-5 MI/CA to R-5(CD) and R-8(CD) MI-CA for approximately 93.38 acres located on the north side of

Brookshire Boulevard (NC Hwy 16), and the east side of Nance Cove Road. **Petitioner: Provident Development Group, Inc.**

Attachment No. 26

- 27. Petition No. 2003-40 (hearing).** Change in zoning from B-1(CD) to B-1(CD) S.P.A. for approximately 1.6 acres located on the northeast corner of McChesney Drive and Highland Creek Parkway. **Petitioner: Resources for Senior Living, LLC**

Attachment No. 27

- 28. Petition No. 2003-42 (hearing).** Change in zoning from B-1(CD) to MUDD(CD) for approximately 0.724 acres located on the east side of Morehead Street, near the intersection with Arosa Avenue. **Petitioner: Primax Properties, LLC**

Attachment No. 28

- 29. Petition No. 2003-45 (hearing).** Change in zoning from O-2 to MUDD-O for approximately 0.15 acres located on the southwest corner of Scott Avenue and Pierce Street. **Petitioner: Richter & Associates**

Attachment No. 29